

Recommendation: **GRANT PERMISSION**

- 1.1 The application site is a semi-detached bungalow located within a residential road in Bedhampton. The bungalow is of brick construction, with a hung tiled roof. The property benefits from off-road parking for two cars.
- 1.2 The surrounding area is characterised by detached and semi-detached bungalows and two storey dwellings.

2.1 No previous planning history.

Single storey rear extension, front and rear dormers with built up gable, rooflights to front and rear.

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

Highways Engineer
No adverse comments

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

7.3 The proposed dormer and rooflight to the front elevation are of a similar design to other examples which are visible in both Littlepark Avenue and the nearby residential road of Chestnut Avenue. The hip to gable extension will result in the loss of symmetry between the application site and the attached property to the south (90 Littlepark Avenue), and no other examples of this type of extension were visible within the local vicinity. This will therefore have an impact on the visual amenity of the streetscene but as the hip to gable extension could be constructed under permitted development rights, and therefore not require planning permission, this would not be a sufficient reason to refuse the application.

7.4 The rear dormer and single storey rear extension will not be visible from the public realm and therefore will have no detrimental impact.

7.5 Further to the applicant submitting details of the proposed material and colour of the cladding to be used for the dormers, it was deemed that the light blue colour was inappropriate in terms of the palette of materials used in both the host dwelling and the existing streetscene. The applicant has therefore been advised that the dormers should be clad in the requested Hardie Plank, but coloured in either Rustic Brown, Chestnut Brown or Countrylane Red. A condition relating to this has been attached to the decision notice.

(iii) Impact upon residential amenity

- 7.5 No objections have been received in relation to this application. The rear dormer and single storey rear extension have both been designed with the windows and doors to face the rear garden which will lessen the impact of overlooking to the neighbouring properties.
- 7.6 The adjoining property benefits from a rear extension and therefore the proposal will have no detrimental impact on the neighbours outlook or light. Due to the proposed extension being sited on the southern boundary, it is not considered that this would have any impact on the property to the north (No. 86).

8 Conclusion

- 8.1 It is considered that the proposal is acceptable and should be granted planning permission subject to the conditions listed below.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00683 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable, with the exception of the dormers which, unless otherwise agreed with the Local Planning Authority, shall be clad in Hardie Plank, to be either Rustic Brown, Chestnut Brown or Countrylane Red in colour.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

00 - Block plans
01 - Existing plans & elevations
02 - Proposed plans & elevations

Reason: - To ensure provision of a satisfactory development.